55

BOOK 10064 PG 412

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas J. Dawson (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 151-1A
3321 Milbridge Drive (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 99
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeffrey Scott Homewood and wife, Leigh Anne Homewood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas J. Dawson and wife, Marie T. Lancaster-Dawson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot NO. 99 on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plan Book 6900, pages 444-447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffrey Scott Homewood and wife, Leigh Anne Homewood by deed from Nelson/Puncochar/Harding, a Tennessee general partnership composed of Richard Nelson, Richard John Puncochar, and Mrs. Esmond Harding, of record in Book 9600, page 325, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.
Plan of record in Book 6900, page 444-447, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.
Declaration of covenants, conditions and restrictions of record in Book 7358, page 656, as amended in Book 7358, page 972, Book 7599, page 812, and Book 8667, page 381, said Register's Office.
Charter for Chatham Pointe Homeowner's Associations, Inc., of record in Book 7597, page 977, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3321 Milbridge Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of May 19 96

Jeffrey Scott Homewood

Leigh Anne Homewood by

Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Scott Homewood XXXXXXXXXXXXXXXXXXXXXXXXXXX

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 24th day of May 1996.

Commission expires 11/30/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ______ a Notary Public within and for the State and County aforesaid, personally appeared ______ and ______ with whom I am personally acquainted and who upon ______ oath(s) acknowledged ______ to be the ______ and ______ respectively of the ______ the within named bargainor, and corporation, and that ______ as such ______ and ______ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ______ as such ______, and attesting the same by the said ______ as such ______.

Witness my hand and official seal at office at ______ on this the ______ day of ______ 19____.

My commission expires ______

Notary Public

STATE OF TENNESSEE
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey Scott Homewood, with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of Leigh Anne Homewood, and is authorized by Leigh Anne Homewood to execute this instrument on behalf Leigh Anne Homewood.

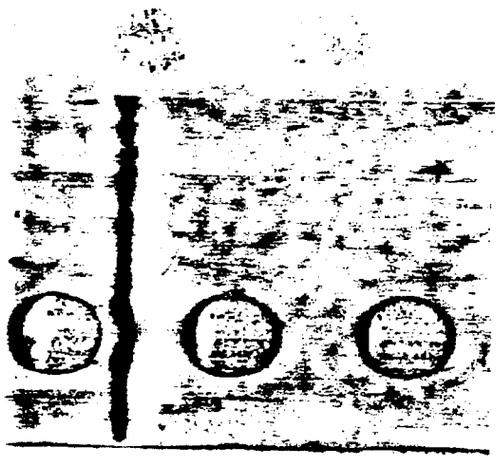
Witness my hand, at Franklin, Tennessee, this 24th day of May, 1996.

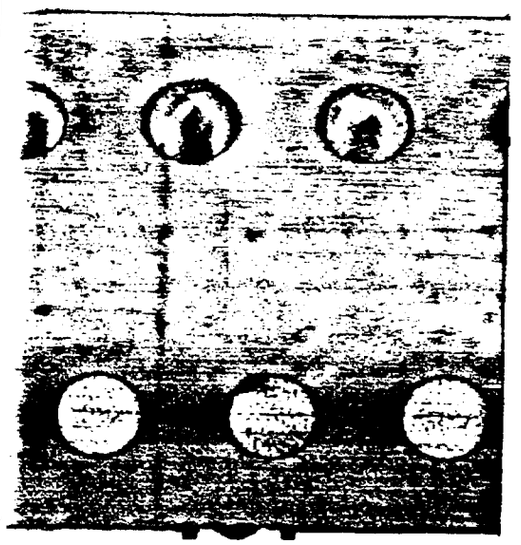
My Commission Expires: 11-30-97

Notary Public

0186226
IDENTIF. & REFERENCE
96 MAY 29 PM 12:50
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.
6475 05/29 0101 03CHECK 426.73

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10064 PG 414

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 112900.00
				CON TX 417.73
				PRFEE 1.00
				WDEED 8.00
				TOTAL 426.73
				CHECK 426.73
			05/29/96 01	12:52 0001 6475

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186226
IDENTIF. # REFERENCE

96 MAY 29 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044385